138.0	0006	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	891,400 / 891,400
					USE VALUE:	891,400 / 891,400
					ASSESSED:	891,400 / 891,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		HILLSDALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRESNAHAN THOMAS J JR-ETAL	
Owner 2:	BRESNAHAN JANE H	
Owner 3:		
Street 1:	56 HILLSDALE RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,455 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1930, having primarily Wood Shingle Exterior and 1607 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6455.000	339,100		552,300	891,400
Total Card	0.148	339,100		552,300	891,400
Total Parcel	0.148	339,100		552,300	891,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 554.70 | /Parcel: 554.7

Legal Description

User Acct 88862

GIS Ref

GIS Ref

Insp Date 10/07/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 138.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	339,100	0	6,455.	552,300	891,400	891,400	Year End Roll	12/18/2019
2019	101	FV	285,700	0	6,455.	583,000	868,700	868,700	Year End Roll	1/3/2019
2018	101	FV	285,700	0	6,455.	429,600	715,300	715,300	Year End Roll	12/20/2017
2017	101	FV	285,700	0	6,455.	411,100	696,800	696,800	Year End Roll	1/3/2017
2016	101	FV	285,700	0	6,455.	380,500	666,200	666,200	Year End	1/4/2016
2015	101	FV	252,900	0	6,455.	319,100	572,000	572,000	Year End Roll	12/11/2014
2014	101	FV	252,900	0	6,455.	311,700	564,600	564,600	Year End Roll	12/16/2013
2013	101	FV	252,900	0	6,455.	297,000	549,900	549,900		12/13/2012

!10708!

PRINT

Date	Time
12/11/20	00:59:20

LAST REV

Date	Time
10/29/20	09:23:34
danam	

PAT ACCT. 10708

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10988-105		11/12/1965		99	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	917	Inter Fi	46,000	C				
4/26/2019	554	Re-Roof	15,000	C				
4/24/1995	202	Manual	7,500					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2017	Inspected	BS	Barbara S
9/29/2017	MEAS&NOTICE	HS	Hanne S
2/11/2009	Measured	372	PATRIOT
10/24/2000	Hearing N/C	163	PATRIOT
12/27/1999	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/10/1999	Measured	263	PATRIOT
8/5/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	88862
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6455		Sq. Ft.	Site		0	90.	0.95	10									552,286						552,300	

Total AC/HA: 0.14819 | Total SF/SM: 6455 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 552,286 | Spl Credit | Total: 552,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	7 - Brick	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.31740820
Const Adj.:	0.98255020
Adj $ / SQ:	161.802
Other Features:	69500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	416551
Depreciation:	77478
Depreciated Total:	339072

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

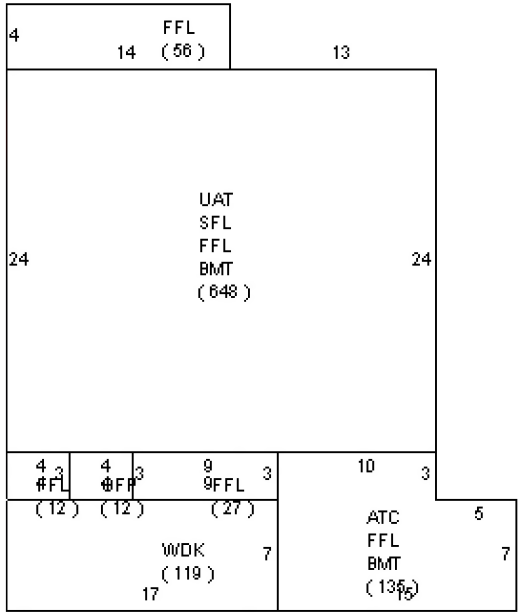
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	177.98
Special Features:	0	Val/Su Net:	128.01
Final Total:	339100	Val/Su SzAd	215.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	878	161.800	142,063
BMT	Basement	783	48.540	38,007
SFL	Second Floor	648	161.800	104,848
UAT	Upper Attic	162	88.990	14,417
WDK	Deck	119	14.150	1,684
ATC	Attic	47	161.800	7,645
OFP	Open Porch	12	43.230	519
	Net Sketched Area:	2,649	Total:	309,183
Size Ad	1573.25	Gross Are	3223	FinArea 1607

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: